



REDEVELOPMENT AGENCY AGENDA
MEETING OF: FEBRUARY 21, 2001

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 THE WEDNESDAY OF THE MEETING AT 8:00 PM AND ARE ALSO REBROADCAST ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 10:00 AM.

I CALL TO ORDER

II ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 1:29 P.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

ALSO PRESENT: VIRGINIA VALENTINE, Executive Director, BRAD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Downtown Transportation Center, City Clerk's Board
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(1:29)

3-3460

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 21, 2001

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF FEBRUARY 7, 2001

MOTION:

REESE - APPROVED by Reference - UNANIMOUS

MINUTES:

There was no discussion.

(1:29)

3-3494

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 21, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL FOR STAFF TO NEGOTIATE A DISPOSITION AND DEVELOPMENT AGREEMENT WITH THE LAW FIRM OF BARKER, BROWN, BUSBY & SUTHERLAND FOR THE DEVELOPMENT OF PROPERTY LOCATED AT CLARK AVE. AND LAS VEGAS BLVD. - WARD 3 (REESE)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Per the direction of the Agency Board on January 3, 2001, staff has been in negotiations with the proposed developer of the property located at Clark between Las Vegas Blvd. and 6th Street. Negotiations have been ongoing.

RECOMMENDATION:

Recommendation is forthcoming.

BACKUP DOCUMENTATION:

Verbatim transcripts of the January 3, 2001 Agency Board meeting

MOTION:

REESE – STRIKE - UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, requested the matter be held in abeyance for further analysis by the City Centre Development Corporation given the concerns by RPS, who is also interested in this site. The recommendation will be brought back at a later meeting. CITY CLERK RONEMUS interjected that the matter should be stricken since abeyance requires a certain date.

There was no further discussion.

(1:29 – 1:30)

3-3503

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 21, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

PUBLIC HEARING TO RECEIVE PUBLIC COMMENT REGARDING THE PROPOSED LEASE OF PARKING SPACES LOCATED AT THE SOUTHEAST CORNER OF CLARK AVENUE AND FOURTH STREET OWNED BY THE REDEVELOPMENT AGENCY AND IN ACCORDANCE WITH THE LEASE AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WELLS FARGO BANK NEVADA, NA - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Wells Fargo Bank Nevada, NA and the City of Las Vegas Redevelopment Agency are entering into this Lease Agreement to provide nine (9) parking spaces at forty dollars (\$40) per space monthly at the southeast corner of Fourth and Clark Street on a month-to-month basis in an effort to enhance revenue and to more completely meet the parking needs for downtown business tenants.

RECOMMENDATION:

Public hearing only; no action required.

BACKUP DOCUMENTATION:

None

MOTION:

None required.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

LESA CODER, Director, Office of Business Development, requested approval of the month-to-month lease so that the property is not tied up in case a redevelopment project comes forward.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:30 – 1:31)

3-3576

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 21, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A LEASE AGREEMENT TO LEASE A PORTION OF THE METERED SURFACE PARKING SPACES LOCATED AT THE SOUTHEAST CORNER OF CLARK AVENUE AND FOURTH STREET TO WELLS FARGO BANK NEVADA, NA (WF) (GAIN OF \$4,320/YEAR - REDEVELOPMENT/SPECIAL REVENUE FUND) - WARD 3 (REESE)

Fiscal Impact

☐

No Impact

Amount: Gain of \$4,320/year

☐

Budget Funds Available

Dept./Division: Redevelopment Agency

☐

Augmentation Required

Funding Source: Special Revenue Fund

PURPOSE/BACKGROUND:

OBD received a 9/21/00 unsolicited letter of proposal from ROI Commercial Real Estate on behalf of Wells Fargo. OBD asked Real Estate/Assets to negotiate/write a lease. WF is interested in using a portion of metered parking spaces within the Redevelopment-owned parking lot, located at Clark & Fourth. Proposal wouldn't impact the individuals paying for monthly parking passes, as the request is for use of metered parking spaces. The spaces allocated for monthly pre-paid permit parking remain intact.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Lease Agreement

MOTION:

WEEKLY – APPROVED as recommended - UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, was present.

See Item IV-B for discussion.

(1:30 – 1:31)

3-3576

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 21, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

PUBLIC HEARING TO RECEIVE PUBLIC COMMENTS CONCERNING THE PROPOSED LEASE OF PARKING SPACES TO BE OWNED BY THE AGENCY DESCRIBED AS SELECTED PARKING SPACES IN A PORTION OF APN# 139-343-01-004 LOCATED AT THE SOUTHWEST CORNER OF LEWIS AND FOURTH STREET AND IN ACCORDANCE WITH THE LEASE AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND BRIDGER ASSOCIATES, LLP. - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

It is proposed that Bridger Associates, LLP and the City of Las Vegas Redevelopment Agency enter into a Lease Agreement to provide up to sixty (60) parking spaces at sixty-five dollars (\$65) per space monthly at the City Centre Place Parking Garage for ten (10) years with two, five year options in an effort to enhance revenue and to more completely meet the parking needs for downtown business tenants.

RECOMMENDATION:

Public hearing only; no action required.

BACKUP DOCUMENTATION:

None

MOTION:

None required.

MINUTES:

MAYOR GOODMAN declared the Public Hearing open.

LESA CODER, Director, Office of Business Development, described the terms of the agreement as described in the Purpose/Background, and proposed the following minor amendments to the agreement: replace the word "partnership" with "LLC on Page 1; under Section 2.2 of Page 1, append the first sentence with the verbiage ", conditioned upon the tenant being in compliance with other terms of the agreement"; change the word "landlord" in the next sentence to "tenant"; delete Section 2.4 in its

entirety; and under Section 5.2 on Page 4, insert after the first sentence the sentence “Tenant reserves the right to enforce reserved parking as permitted by law.” She recommended approval as amended.

REDEVELOPMENT AGENCY MEETING OF FEBRUARY 21, 2001

Business Development

Item IV-D – Public hearing to receive public comments concerning a lease with Bridger Associates, LLP for selected parking spaces in a portion of APN No. 139-343-01-004

MINUTES – Continued:

COUNCILWOMAN McDONALD questioned the principals who have an interest in this project. MS. CODER answered that to her understanding ERWIN MOLASKY is the principal owner. COUNCILWOMAN McDONALD indicated that she would have no problem with MR. MOLASKY being 100% owner, but she has requested in the past that real estate agreements include full disclosure of all the principals. MAYOR GOODMAN suggested the matter be held in abeyance to allow staff the time to put the disclosure statement together. CITY MANAGER VALENTINE interjected that the policy is to provide full disclosure on anyone that owns 5% or more and that disclosure should have been included. COUNCILWOMAN McDONALD preferred to hold the matter in abeyance. COUNCILMAN WEEKLY concurred with COUNCILWOMAN McDONALD.

There was no further discussion.

MAYOR GOODMAN declared the Public Hearing closed.

(1:32 – 1:36)

4-36

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 21, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION REGARDING APPROVAL OF A LEASE AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND BRIDGER ASSOCIATES, LLP, FOR SIXTY (60) SURFACE PARKING SPACES LOCATED AT THE SOUTHWEST CORNER OF LEWIS AND FOURTH STREET - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Bridger Associates, LLP and the City of Las Vegas Redevelopment Agency propose to enter into a Lease Agreement which will provide up to sixty (60) parking spaces at sixty-five dollars (\$65) per space monthly at the City Centre Place Parking Garage for ten (10) years with two, five year options in an effort to enhance revenue and to more completely meet the parking needs for downtown business tenants.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Lease agreement

Site map

MOTION:

WEEKLY – ABEYANCE to 3/7/2001 - UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, was present.

See Item IV-D for discussion.

(1:32 – 1:36)

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 21, 2001

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

DISCUSSION AND POSSIBLE ACTION TO ENTER INTO AN EXCLUSIVE NEGOTIATING AGREEMENT WITH NUCLEUS INVESTMENTS, INC. FOR THE COMMERCIAL DEVELOPMENT OF 11.1 ACRES LOCATED ADJACENT TO THE MAGIC'S WESTLAND PLAZA MALL - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

Nucleus Investments, Inc. is in the process of procuring commitments from future tenants for the development of the 11.1 acre parcel commonly known as Site Parcel "B" located adjacent to the Vons shopping center. It is the intent of the Agency to establish this exclusive negotiating agreement requiring this developer to perform within a targeted time frame (60 days). In accordance with the Redevelopment Agency plan, If an agreement cannot be reached, the Agency will consider other proposals.

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

Agreement

MOTION:

WEEKLY – ABEYANCE to 3/7/2001 - UNANIMOUS

MINUTES:

LESA CODER, Director, Office of Business Development, requested the matter be held in abeyance so that staff may come back with a companion item.

There was no further discussion.

(1:36)

4-154

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 21, 2001

DEPARTMENT: FINANCE AND BUSINESS SERVICES

DIRECTOR: MARK VINCENT

SUBJECT:

REPORT ON FINANCIAL CONDITION OF THE REDEVELOPMENT AGENCY AS OF
DECEMBER 31, 2000

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The Redevelopment Agency bylaws requires that the Finance Officer present to the Agency board the financial condition of the Agency. Attached please find a schedule showing the total revenues and expenditures, actual and budgeted for the period ended December 31, 2000. Current obligations of the Agency, as well as uncommitted balances are also shown.

RECOMMENDATION:

Report only; no action required

BACKUP DOCUMENTATION:

Spreadsheet

MOTION:

None required.

MINUTES:

MARK VINCENT, Director, Finance and Business Services, stated that the attached schedule represents that the Agency's revenues are on track and that operating expenditures are a bit behind, which is positive.

There was no further discussion.

(1:36)

4-178



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: FEBRUARY 21, 2001

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

None.

THE MEETING ADJOURNED AT 1:38 P.M.

Respectfully submitted:_____

GABRIELA S. PORTILLO-BRENNER
March 5, 2001

BARBARA JO RONEMUS, SECRETARY

